

CARMEL REDEVELOPMENT COMMISSION

CITY COUNCIL NOVEMBER, 2014 REPORT

Carmel Redevelopment Commission

STRATEGIC HIGHLIGHTS

- The final phase of City Center is underway. A Reallocation request of the Carmel Downtown Economic Development Area has been submitted for approval. A Bond Resolution request was submitted for this agenda. We are anticipating Council Committee meetings in November.
- A Special Meeting was scheduled on 10/30 to open bids for the 3rd Ave. real estate and have the public hearing for the Olivia on Main project.

FINANCIAL HIGHLIGHTS

September Beginning Balance	\$	546,845
September Revenues	\$	127,547
September Expenditures	\$	197,300
September Ending Balance	\$	477,092

FUNCTIONAL HIGHLIGHTS

- CRC staff, the CRC Treasurer, and Clerk Treasurer (CT) staff are meeting bi-weekly to coordinate administration of CRC funds. Attendees at the October meetings were Corrie Meyer, Mike Lee, and Diana Cordray.
- Original records transferred to and/or documents shared with CT office for record-keeping:

DATE	DOCUMENT	METHOD
10/24/2014	Original Change Order #2 for Midwest Constructors at the Mezz	Hand-delivered
10/24/2014	Original First Amendment to Project Agreement with K.G. Main, re: Olivia on Main project	Hand-delivered

LOOKING AHEAD

- A public meeting will be held to present and review the proposed 2015 Budget cycle on November 18, 2014 at 3:30pm at the CRC Office. Following the meeting, the budget will be distributed to Council Members for further review.

FINANCIAL STATEMENT

Financial Statement

SEPTEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds	\$ 477,092
Ending Balance with Restricted Funds	\$ 2,364,936

SUMMARY OF CASH

For the Month Ending September 30, 2014

DESCRIPTION	ACTUAL	BUDGET	VARIANCE
Cash Balance 9/1/14			
1101 Cash	\$546,845.39	\$546,845.39	\$-
1110 TIF	0.00	0.00	-
Total Cash	\$546,845.39	\$546,845.39	\$-
Receipts			
1101 Cash	\$127,546.64	\$121,556.64	\$5,990.00
1110 TIF	-	-	-
Developer Payments	-	-	-
Total Receipts	\$127,546.64	\$121,556.64	\$5,990.00
Disbursements			
1101 Cash	\$197,300.03	\$225,100.52	\$27,800.49
1110 TIF	-	-	-
Total Disbursements	\$197,300.03	\$225,100.52	\$27,800.49
1101 Cash	\$477,092.00	\$443,301.51	\$33,790.49
1110 TIF	0.00	0.00	\$-
Cash Balance 9/30/14	\$477,092.00	\$443,301.51	\$33,790.49
Total Usable Funds	\$477,092.00	\$443,301.51	\$33,790.49

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of September 30, 2014

Restricted Funds

Energy Center Reserve	\$501,642
Civic Rent Reserve	801,680
Supplemental Reserve Fund	584,522
Sub-total:	<u>1,887,844</u>

Cash (as seen in Summary of Cash table)

TIF	0
Non-TIF	477,092
Sub-total:	477,092

Total Funds	\$2,364,936
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Outstanding Receivables

Energy Consumption Payments (1)	10,462
Total Outstanding Receivables	\$10,462

(1) Amounts due reflects October 2014 for Office Building One and September 2014 for the Tarkington. REI Real Estate Services, LLC acts as property manager on behalf of the CRC and collects the Energy Consumption Payments to be forwarded.

STATEMENT OF CHANGES IN EQUITY

MONTH END: SEPTEMBER 2014

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	0	
Total Receipts (Non-TIF):	\$ 127,547	
Expenditures (TIF)		\$ 0
Expenditures (Non-TIF)		197,300

FINANCIAL UPDATE

Financial Update

TIF REVENUE AND DEBT

As of the approved June budget, projected TIF Revenue was estimated at \$17,532,007.

Bond debt payments were made in June and July. Another payment will be made in December of 2014. Below are the anticipated payments based on the June approved CRC budget;

MONTH	TOTAL
June 2014	\$ 484,228
July 2014	\$ 8,276,336
December 2014	\$ 8,774,841

GOING CONCERN

The CRC is managing expenditures to maintain a balanced budget in anticipation of lower TIF Revenue. With construction projects underway or getting started, we are coordinating closely with contractors to minimize unknown change orders.

TAKEAWAYS

- Month-end balance is positive.
- Closed on the Shapiro's building on October 14, 2014. Revenues from this sale will be shown on the October month-end financial data.

PROJECT UPDATES

Project Updates

CITY CENTER

- Developer Partner: Pedcor Companies
- Allocation Area: City Center
- Project Summary:
 - Use: Mixed-Use

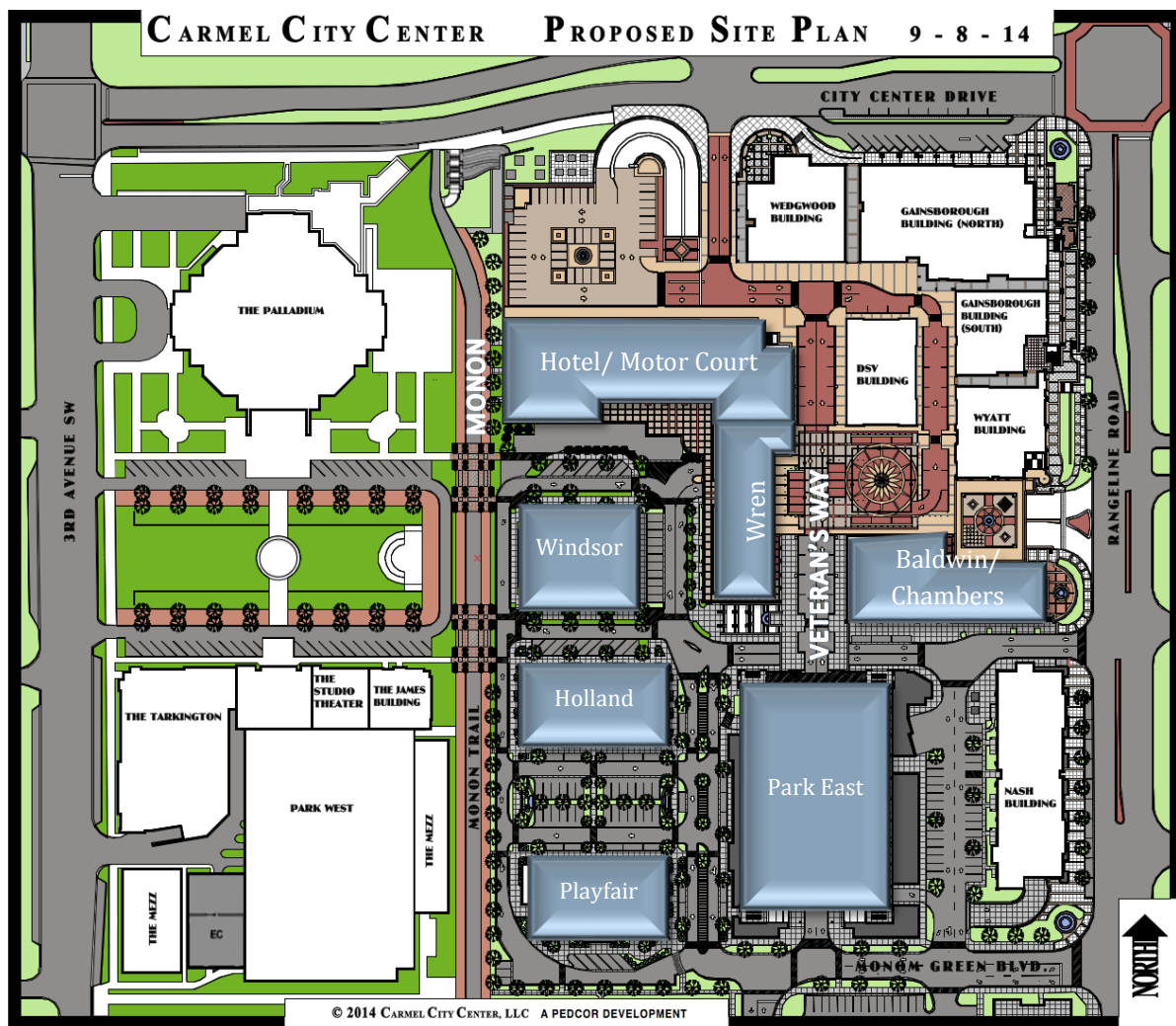


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

- **Phase 1 – complete**

- 1) Apartments – Apartment demand remains strong which supports the occupancy and rental rates. Current occupancy is at 96%.
- 2) Retail – Currently, Pedcor leases on 91% of the total 79,570 in LSF. The remaining 9% (the old Mangia, Holy Cow, & Sports Authority locations) of unleased space have future tenants for them, and are working through the space planning process. Pedcor anticipates to be 100% leased in the fall of 2014.

- **Nash Building/ Parcel 73**

- 1) Project Status – under construction

- a) The Nash underground parking garage is 95% complete and currently on budget. The Nash Building storefront/glass installation continues. Balcony, masonry, & EFIS work continues on the exterior. The project is on budget and remains on schedule, with an anticipated completion date of fall 2014. Approximately half of the 9,000 sf of the retail space has been leased with strong prospects for the remaining commercial space. Tenant: Mondana Kitchen



Provided by Pedcor City Center Dev. Co. 1

- 2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
None		

- 3) CRC Commitments

Provide streetscape along Rangeline Road.

- a) Budget

	Budget
Design/ Engineering	\$5,000 (majority of contract pd. in 2013) per June '14 Budget
Additional potential revenue to be assigned to this project	\$137,179
Construction	\$100,000 per June '14 Budget
Available funds for construction project due to increased revenue	\$ 242,179

- b) Design Consultant: American Structurepoint

PROJECT UPDATES

c) CRC Commitment Schedule

Design % Complete	100%
Construction Start Date	October 2014
Anticipated Project Completion	November 2014

• Phase 2




1) Project Status – designs are schematic and construction has not started.

- a) In addition to the Reallocation request, a request to issue TIF Bonds to fund public improvements on the Phase 2 site has been submitted. With timely successful approvals, construction will begin in 2015 on the seven (7) buildings noted below.

2) Proposed Construction/Use Sequence

PROJECT	USE	PROJECT START DATE	DESIGN RENDERINGS, PROVIDED BY PEDCOR
Garage Park East	A three to four story parking structure with approximately 470 to 625 parking spaces, which will include up to approximately 28,000 square feet of luxury apartments and commercial retail/office space.	Fall 2014 (garage only)	
Baldwin/ Chambers	A four story building, of approximately 64,000 square feet, which will include luxury apartments and commercial retail/office space. Pedcor is currently working with four commercial businesses who will occupy approximately 14,000 sf of the commercial space.	Spring 2015	
Holland	A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.	Fall 2015	
Playfair	A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.	Fall 2015	
Garage Retail	See Garage East note above.	Fall 2015	

PROJECT UPDATES

Pedcor Office 5	A two story building, of approximately 20,000 square feet, which will include office space.	Fall 2015	
Kent	A three story building, of approximately 111,000 square feet of luxury apartments.	Fall 2015	
Wren	A seven story building, of approximately 88,000 square feet, which will include luxury apartments and commercial office/retail space.	Fall 2016	
Windsor	A four story building, of approximately 64,000 square feet, which will include luxury apartments and commercial office/retail space.	Fall 2017	
Eastern Motor Court Site	A building, of approximately 76,000 to 91,000 square feet, which will include luxury apartments and commercial office/retail space designed so that in the future it could be in whole, or in part, converted to hotel rooms and/or hotel amenities.	Fall 2017	
Hotel	A four story hotel, of approximately 44,000 square feet, which will include parking.	TBD	

PROJECT UPDATES

3) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
Reallocation of Carmel Downtown Economic Development Area	On-docket, 10/6/14 Resolutions 2014-14 and 2014-15. At Finance and Land Use Committees.	Introduced in September. Public Hearing proposed in December.
TIF Bond request	On-docket, 11/3/14 Resolution. Anticipate November Finance and Land Use Committee Meetings	Introduced in October. Public Hearing proposed in December.

4) CRC Commitments

Additional information concerning the proposed commitments will be shared with Council at the November 3 meeting. Discussion will ensue and modifications will be made during the month of November.

Overall general commitments were introduced at the 10/6/14 Council meeting. They included:

Pedcor Funds
10 Mixed-Use Buildings
Retail
Housing
Office
Hotel
City Streets and Sidewalks
Maintenance of Parking Garage
TIF Funds
Parking Garage
Spanish Stairs/Gathering
Pedestrian Connections
CRC Funds
Add-on Streetscape
City Funds
Maintenance on City Streets and Sidewalks

PROJECT UPDATES

THE MEZZ/ MONON LOFTS

- Developer Partner: Anderson Birkla
- Allocation Area: City Center
- Project Summary:
 - Use: Primary Residential. 42 residential units with 12,000 square feet of office.
 - Total project budget: \$7.7mm
 - Secured Tenants: Fat Atom, Vocare, Anderson Birkla



Figure 2 Image provided by Anderson Birkla

- Anticipated Project Schedule

Office Move In	November, 2014
Residential Move In	November, 2014
Project complete	December, 2014

PROJECT UPDATES

- **Mezz Building (3rd Avenue)**

- 1) Project Status – under construction

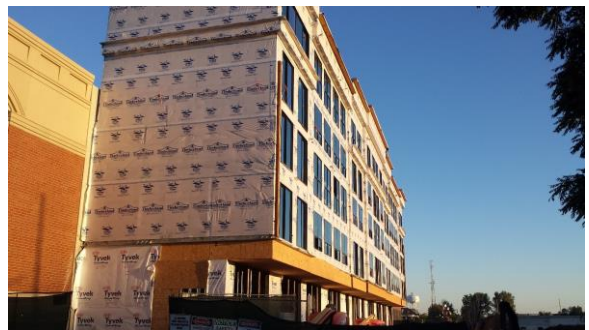
- a) Building 1 Framing is complete.
- b) First floor steel framing is 70% complete.
- c) Building 1 MEP - Plumbing Unit Rough is 85% completed. Electrical Rough is 90% complete. Fire Suppression rough is 100% completed, HVAC Rough is 95% completed.
- d) Building 1 - Roof install is complete.
- e) Building 1 – Tyvek, windows, & doors are complete. Storefront to be complete in October.



- **Monon Lofts Building (Monon side)**

- 1) Project Status – under construction

- a) Building 2 - Framing is complete.
- b) Building 2 – Tyvek, Windows, Doors complete.
- c) First floor steel framing is 70% complete.
- d) Building 2 MEP - Plumbing 2nd is 90% complete. Electrical rough is 90% complete, Fire Suppression rough is 100% complete. HVAC rough is 95% complete.
- e) Building 2 roof is 90% completed



- 2) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL CRC

None

PROJECT UPDATES

3) CRC Commitments

Provide parking spaces on 3rd Ave and streetscape on the west and south side of the building and relocate street utilities. Site Improvements, Monon Connection path, Small pocket park (by developer)

a) Budget

Design/ Engineering	\$8,900 for Utility Relocation	Per approved June '14 CRC budget
Design/ Engineering	Not to exceed \$75,000 for site design;/ engineering	Per approved June '14 CRC budget
Site Construction	\$67,021 (3 rd Ave)	Invoices are expected to be paid November-March '15. Calumet Civil Contractors.
Utility Relocation	\$250,000	Invoices are expected to be paid in December.
Site Construction	\$ 242,979 (site work)	Invoices are expected to be paid November-January '15. Midwest Constructors.

b) Design Consultant: American Structurepoint

c) Construction Contractor: Calumet Civil Contractors/ Duke Energy/ Midwest Constructors

d) CRC Commitment Schedule

Design % Complete	100%
Construction Start Date	September 2014
Anticipated Project Completion	December for Midwest Constructors, March for Calumet Civil Contracts (due to asphalt being installed)

Respectfully submitted,

Corrie Meyer, AICP, RLA, LEED AP

Director

Carmel Redevelopment Commission/Department

October 24, 2014

Prepared for David Bowers and Brad Meyer

-End report-